081.0	0003	0007.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	920,800	/	920,800
USE VALUE:	920,800	/	920,800
ASSESSED:	920,800	/	920,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		KINGS CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHUKLA RAHUL
Owner 2:	PARDASANI AMISHA
Owner 3:	
Street 1:	9 KINGS COURT
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WARNECK JOHN WALTER III -
Owner 2:	WARNECK MELISSA A -
Street 1:	9 KINGS COURT
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,259 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1988, having primarily Vinyl Exterior and 2620 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6259.000	495,400		425,400	920,800
Total Card	0.144	495,400		425,400	920,800
Total Parcel	0.144	495,400		425,400	920,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.45 | /Parcel: 351.4

Legal Description

User Acct 147022

GIS Ref

GIS Ref

Insp Date 08/17/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 081.0-0003-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	453,300	0	6,259.	425,400	878,700	878,700	Year End Roll	12/18/2019
2019	101	FV	350,600	0	6,259.	431,500	782,100	782,100	Year End Roll	1/3/2019
2018	101	FV	350,600	0	6,259.	322,100	672,700	672,700	Year End Roll	12/20/2017
2017	101	FV	350,600	0	6,259.	291,700	642,300	642,300	Year End Roll	1/3/2017
2016	101	FV	350,600	0	6,259.	279,600	630,200	630,200	Year End	1/4/2016
2015	101	FV	345,500	0	6,259.	237,000	582,500	582,500	Year End Roll	12/11/2014
2014	101	FV	345,500	0	6,259.	224,900	570,400	570,400	Year End Roll	12/16/2013
2013	101	FV	345,500	0	6,259.	213,900	559,400	559,400		12/13/2012

!6567!

PRINT

Date	Time
12/10/20	21:19:33

LAST REV

Date	Time
06/29/20	10:07:38

danam

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USER DEFINED

Prior Id # 1:	147022
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WARNECK JOHN WA	56850-281		5/12/2011		599,900	No	No		
LIANG ZHOU SHU	43526-16		8/16/2004		555,000	No	No		
LIANG SHU ZHUO	27378-396		6/11/1997	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2019	974	Addition						addit over+kitch r
8/19/2004	812	Redo Bat	27,000			G6	GR FY06	MBTH & CUT INT DOO
6/20/1997	336	Addition	12,000					13X25 1STY ON SLAB

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2020		DGM	D Mann
8/17/2018	MEAS&NOTICE	BS	Barbara S
6/26/2012	Measured	BR	B Rossignol
3/30/2009	Measured	345	PATRIOT
4/6/2005	Permit Visit	BR	B Rossignol
12/8/2004	MLS	MM	Mary M
1/11/2000	Meas/Inspect	264	PATRIOT
8/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6259		Sq. Ft.	Site		0	70.	0.97	5									425,437						425,400	

Total AC/HA:	0.14369	Total SF/SM:	6259	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	425,437	Spl Credit		Total:	425,400				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	6.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	6.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.13791823
Const Adj.:	1.07089281
Adj $ / SQ:	152.324
Other Features:	112669
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	530411
Depreciation:	35007
Depreciated Total:	495404

COMMENTS

CRAWL SPACE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

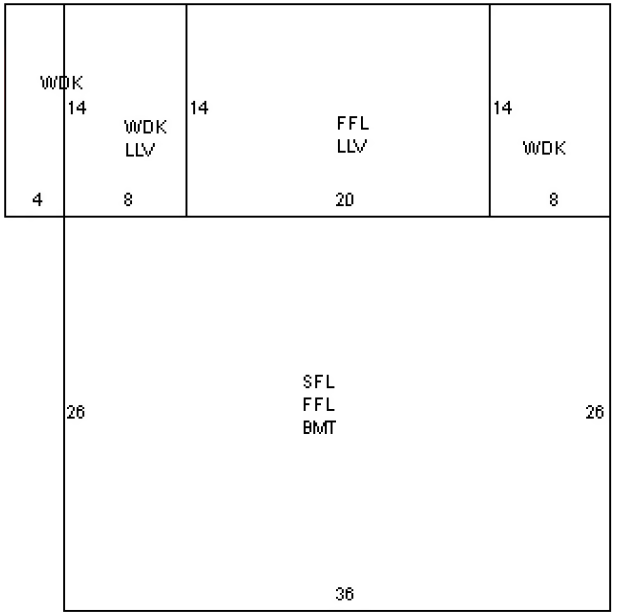
REMODELING

Exterior:	
Interior:	
Additions:	1997
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	152.32
Special Features:	0	Val/Su Net:	131.76
Final Total:	495400	Val/Su SzAd	230.20

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,216	152.320	185,225
BMT	Basement	936	64.320	60,202
SFL	Second Floor	936	152.320	142,575
LLV	Lower Level	392	68.550	26,870
WDK	Deck	280	10.250	2,870

Net Sketched Area:	3,760	Total:	417,742
Size Ad	2152	Gross Are	3760	FinArea	2620
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.0-0003-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	